



# PLANNING & ZONING COMMISSION

Via Videoconference

DATE: 04/06/20

TIME: 7:00 PM

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>OUR VISION: PLANO IS A GLOBAL ECONOMIC LEADER BONDED BY A SHARED SENSE OF COMMUNITY WHERE RESIDENTS EXPERIENCE UNPARALLELED QUALITY OF LIFE.</p> <p>The Planning &amp; Zoning Commission may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.</p> <p>This Planning &amp; Zoning Commission Meeting will be held via videoconference. The Planning &amp; Zoning Commission members and supporting staff will participate remotely via videoconference. The facility will not be open to the public.</p> <p>For those wanting to watch the meeting, but not address the Commission, the meeting will be live streamed on Plano's website at <a href="http://www.planotv.org">www.planotv.org</a> and <a href="https://www.facebook.com/cityofplanotx">Facebook.com/cityofplanotx</a>.</p> <p>Members of the public are entitled to participate in the conversation remotely by webinar at the following URL location (<b>advance registration is required by anyone wishing to address the Commission</b>):  <a href="https://plano.zoom.us/webinar/register/WN_B-PEZcDfQBULynHWKPkx6Q">https://plano.zoom.us/webinar/register/WN_B-PEZcDfQBULynHWKPkx6Q</a></p> <p>Emails regarding agenda items may be submitted to <a href="mailto:PZcomments@plano.gov">PZcomments@plano.gov</a>.</p> <p><b><u>CALL TO ORDER</u></b></p> <p><b><u>PLEDGE OF ALLEGIANCE</u></b></p> <p><b><u>PUBLIC PARTICIPATION</u></b></p> <p><u>The Public Participation will consist of public hearings and comments on all agenda items and of public interest to facilitate the electronic format of the meeting.</u></p> <p><u>This portion of the meeting is to allow public speakers on all agenda items, including:</u></p> <ul style="list-style-type: none"> <li>• <u>Public hearings,</u></li> <li>• <u>Non-public hearing items, and</u></li> <li>• <u>Items of interest or concern that are not on the current agenda.</u></li> </ul>	

The Planning & Zoning Commission may not discuss items unless they appear on the current agenda, but may respond with factual or policy information. The Planning & Zoning Commission may choose to place those topics on a future agenda.

Applicants for each agenda item are limited to fifteen (15) minutes presentation time, with a five (5) minute rebuttal if requested. Remaining speakers are limited to three (3) minutes assigned per speaker. The Presiding Officer may modify these times as deemed necessary.

**CONSENT AGENDA**

The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by commissioners, staff, or any citizen. Comments were heard on these items as part of the Public Participation portion of this agenda.

(a) **Approval of Minutes** - March 16, 2020

(b) **Preliminary Plat:** Ladera Heights Addition, block A, Lots 2, 3, & 4 - Retail, restaurant, professional/general administrative office, and medical office on three lots on 3.2 acres located on the north side of 14th Street, 885 feet east of Los Rios Boulevard. Zoned Planned Development-37-Retail/Neighborhood Office. Project #PP2019-024. **Applicant: 4301 Development, LP**

(c) **Revised Site Plan:** Heritage Creekside Homes Phases 2 & 3 - 95 Single-family residence-attached lots, 18 single-family residence detached lots, and 13 common area lots on 14.9 acres located at the southwest corner of Plano Parkway and Toluca Drive. Zoned Urban Mixed-Use-1 and located within the 190 Tollway/Plano Parkway Overlay District. Project #RSP2020-006. **Applicant: JBGL Hawthorne, LLC**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**Public Hearing Items:** A Public Hearing was conducted previously on these items as part of the Public Participation portion of this agenda.

(1A) **Public Hearing:** Zoning Case 2019-017 - Request for a Specific Use Permit for Independent Living Facility on 6.0 acres located on the south side of State Highway 121, 545 feet west of Kathryn Lane. Zoned Planned Development-104-Regional Commercial and Planned Development-476-Regional Employment and located within the State Highway 121 Overlay District. Tabled October 21, 2019, November 4, 2019, December 16, 2019, February 3, 2020, and March 2, 2020. Project #ZC2019-017. **Applicant: LA-DF Investment Fund 8, LLC**

(1B) CF	<p><b>Concept Plan:</b> Plano Kathryn Senior Living, Block A, Lots 1 &amp; 2 - Independent living facility and professional/general administrative office on two lots on 11.6 acres located on the south side of State Highway 121, 545 feet west of Kathryn Lane. Zoned Planned Development-104-Regional Commercial and Planned Development-476-Regional Employment and located within the State Highway 121 Overlay District. Project #CP2019-010. <b>Applicant: LA-DF Investment Fund 8, LLC</b></p>
(2A) CF	<p><b>Public Hearing:</b> Zoning Case 2019-020 - Request to amend and expand Planned Development-429-Neighborhood Office on 7.9 acres located on the west side of Coit Road, 680 feet south of Legacy Drive in order to rezone 3.7 acres located 40 feet west of Coit Road and 850 feet south of Legacy Drive currently zoned Single-Family Residence-6, and amend the standards of the district. Zoned Planned Development-429-Neighborhood Office with Specific Use Permit No. 475 for Commercial Antenna Support Structure and Single-Family Residence-6. Tabled March 16, 2020. Project #ZC2019-020. <b>Applicants: Preston Meadow Lutheran Church and Collin County Association of Realtors</b></p>
(2B) CF	<p><b>Concept Plan:</b> Preston Meadow Office Park Addition, Block 1, Lot 4R - Professional/general administrative office on one lot on 4.6 acres located on the west side of Coit Road, 1,100 feet south of Legacy Drive. Zoned Planned Development-429-Neighborhood Office and Single-Family Residence-6. Project #CP2019-014. <b>Applicant: Preston Meadow Lutheran Church</b></p>
(3) DF	<p><b>Public Hearing: Zoning Case 2020-001</b> - Request for a Specific Use Permit for Independent Living Facility on 3.9 acres located on the west side of Premier Drive, 550 feet north of Enterprise Drive. Zoned Corridor Commercial with Specific Use Permit No. 31 for Day Care Center. Project #ZC2020-001. <b>Applicant: United Pentecostal Church of Plano Texas</b></p>
(4) MH	<p><b>Public Hearing: Zoning Case 2020-004</b> - Request to amend Specific Use Permits No. 550 for Day Care Center and No. 551 for Private School on 7.5 acres located at the southeast corner of Legacy Drive and Ohio Drive. Zoned Single-Family Residence-7 with Specific Use Permits No. 550 for Day Care Center and No. 551 for Private School. Project #ZC2020-004. <b>Applicant: Montessori New Beginnings Academy, Inc.</b></p>
(5) MH	<p><b>Public Hearing - Replat:</b> Juarez Addition, Block A, Lot 1 - One Single-Family Residence-7 lot on 0.1 acre located at the southeast corner of 16th Place and M Avenue. Zoned Single-Family Residence-7. Project #R2020-013. <b>Applicant: 21st Construction, LLC</b></p>
(6) DF	<p><b>Public Hearing - Replat and Revised Site Plan:</b> East Plano Islamic Addition, Block A, Lot 1R - Religious facility on one lot on 11.4 acres located at the southeast corner of 14th Street and Star Court. Zoned Planned Development-202-Research/Technology Center and Single-Family Residence-6. Project #R2020-014 and #RSP2020-017. <b>Applicant: East Plano Islamic Center</b></p>

(7) CF	<p><b>Public Hearing - Preliminary Replat:</b> Ruisseau Village Phase 2, Block 1, Lots 2R &amp; 3 - Vehicle parking lot and hotel on two lots on 4.3 acres located at the southeast corner of Premier Drive and Ruisseau Drive. Zoned Corridor Commercial. Projects #PR2020-003, #RSP2020-013 and #SP2020-006. <b>Applicant: Jai Shree Rah Corporation</b></p>
(8) CF	<p><b>Public Hearing - Preliminary Replat &amp; Revised Site Plan:</b> Church of Christ on McDermott Road Addition, Block 1, Lot 1R - Religious facility on one lot on 12.0 acres located at the southwest corner of McDermott Road and Gifford Drive. Zoned Single-Family Residence-6. Projects #PR2020-005 and #RSP2020-016. <b>Applicant: Church of Christ on McDermott Road</b></p>
(9) CF	<p><b>Public Hearing - Preliminary Replat: 1897 Townhomes Addition -</b> 19 single-family attached units and one common area lot on 0.8 acre located on the north side of 14th Street, 569 feet east of M Avenue. Zoned Planned Development-133-Downtown Business/Government. Project #PR2020-006. <b>Applicant: TWCP Westheimer Wilcrest, Ltd. &amp; InTownHomes, Ltd.</b></p>
<p><u><b>Non-Public Hearing Items:</b> Comments were heard on these items as part of the Public Participation portion of this agenda.</u></p>	
(10) CF	<p><b>Extension of Approval for Preliminary Site Plan:</b> Wells Brothers Addition, Block A, Lot 2 - Retail and office showroom/warehouse on one lot on 2.5 acres located on the west side of K Avenue, 1,285 feet south of Spring Creek Parkway. Zoned Corridor Commercial. Project #PSP2018-005. <b>Applicant: Oak Point Plaza I, LLC</b></p>
(11) MD	<p><b>Request to Call a Public Hearing:</b> Reasonable Accommodations - Request to call a public hearing to consider amendments to Article 5 (Variances and Appeals of Administrative Decisions) and related sections of the Zoning Ordinance to delete regulations pertaining to requests for reasonable accommodations. Project #CPH2020-003.</p>
(12)	<p><b>Items for Future Discussion:</b> The Planning &amp; Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>
<p><b>Council Liaisons: Mayor Pro Tem Rick Smith and Council Member Kayci Prince.</b></p>	
<p><u><b>Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.</b></u></p>	